



Town of Cummington  
33 Main Street  
P.O. Box 128  
Cummington, MA 01026  
(413) 634-5354 Fax (413) 634-5568

### Zoning Board of Appeals

#### Application for Special Permit, Variance, or Appeal

Name of Applicant: 0 Bryant Rd LLC

Applicant's Mailing Address: 37 Clark Road Cummington MA 01026

Location of Property: 86 Bryant Road (Parcel ID 015.0-0004-0000.1)  
(Street number and name, and Assessors' Map and Lot numbers)

Applicant is Tenant (Owner; tenant; licensee; prospective buyer, tenant; etc.)

Applicable section(s) of the Zoning By-law: 10-50 - Adult Use Marijuana Establishment

(It is very important that you cite all applicable sections of the Zoning By-law from which you are seeking relief. At the hearing the ZBA can only decide on matters that were included in the published/posted Public Notice of the hearing. The reasoning being that the public has the right to offer input on any given matter and be present at the hearing, but if they weren't accurately informed as to the nature of the hearing, how could they know whether or not to participate?)

Date of denial or Notice of Violation (if applicable) by the Building Inspector, Planning Board, etc. \_\_\_\_\_ (Please include a photocopy of denial or Notice of Violation.)

Please describe the nature of your request: (If necessary, use the back of this page, or attach a page to it.)

**Applicant requests a Special Permit to operate an Adult Use Marijuana Establishment (cultivation and manufacturing).**

I request a hearing before the Zoning Board of Appeals in regard to the matter stated above.

Applicant's Signature: \_\_\_\_\_ Date: 5/16/22

ZBA Chair or Clerk's Signature: [Signature] Date: 5-17-22

Received from Applicant, the amount of **\$100.00** to apply toward advertising costs and expenses.

Town Clerk's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

The Town Clerk cannot accept this application until after the ZBA Chair or Clerk has signed in the box above.



## Town of Cummington

33 Main Street

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### Zoning Board of Appeals

#### **Assessors' Notification**

Board of Assessors  
Town of Cummington  
33 Main Street  
P.O. Box 74  
Cummington, MA 01026

The applicant listed below has applied for a Hearing with the Zoning Board of Appeals. The applicant has provided the following information; please furnish the ZBA with a list of abutters\* for the property described below. Thank you.

Name of Applicant: 0 Bryant Rd LLC

Applicant's Mailing Address: 37 Clark Road Cummington MA 01026

Location of Property: 86 Bryant Road (Parcel ID 015.0-0004-0000.1)  
(Street number and name, and Assessors' Map and Lot numbers)

**Applicant: If you choose to mail this completed form to the Board of Assessors make certain to use P.O. Box 74, Cummington, MA 01026.**

\*MGL Chapter 40A, Section 11 requires "parties in interest... abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within three hundred feet of the property line of the petitioner as they appear on the most recent applicable tax list.", be notified.

ZBA Chair or Clerk's Signature: 

Date: 5-17-22



Town of Cummington  
33 Main Street  
P.O. Box 128  
Cummington, MA 01026  
(413) 634-5354 • Fax (413) 634-5568

## Zoning Board of Appeals

### Member List

#### **Members**

Carla Ness, **Chair**  
53 Swift River Road  
Cummington, MA 01026  
634-8081

Kenneth Howes  
35 Nash Road  
Cummington, MA 01026  
634-5439

Ernest Strong  
73 Potash Hill Road  
Cummington, MA 01026  
634-5536

Mark Bevan  
83 Porter Hill Road  
Cummington, MA 01026  
634-6004

Eric Smith  
156 Nash Road  
Cummington, MA 01026  
634-5751

#### **Associate Member(s)**

Michael Holden, **Clerk**  
18 Main Street  
Cummington, MA 01026  
634-0200

May 16, 2022

DELIVERED IN HAND

Town of Cummington  
Zoning Board of Appeals  
33 Main Street  
Cummington, MA 01026

**Re: Application for Special Permit  
86 Bryant Road (Parcel ID 015.0-0004-0000.1), Cummington, MA 01026**

Dear Honorable Members of the Zoning Board of Appeals:

The Applicant, 0 Bryant Rd LLC ("0 Bryant Rd LLC" or the "Applicant"), proposes to operate a Marijuana Establishment (the "Facility") at 86 Bryant Road (Parcel ID 015.0-0004-0000.1), Cummington, (the "Property"). The Property is located in the Rural Residential District (RRD) and pursuant to Section 10-50 3.c.1 of the Town of Cummington Zoning Ordinance (the "Ordinance") the use of the property for a Marijuana Establishment is a permitted use, subject to the granting of a Special Permit, and any other relief deemed necessary, by the Zoning Board of Appeals (the "Board") and the execution of a HCA with the Town of Cummington (the "Town").

We are pleased to submit this application in accordance with the Ordinance.

**I. Background**

0 Bryant Rd LLC is a Massachusetts based limited liability company with ties to the community that is owned and controlled by Andrew Shagory, Teri Morgan and Jeffrey Padwa and has a corporate mission to grow, refine and wholesale the highest quality cannabis to licensed Marijuana Adult Use Retail Establishments and not directly to individuals.

**II. Project Description**

The Applicant has identified the Property as an ideal location in which to establish its proposed Facility. The Applicant has secured a lease for the Property, consisting of a 6.64-acre lot.

The Applicant is proposing an entirely indoor cultivation site and to permit a Tier 3 cultivation license (allowing up to 20,000 square feet of canopy). The Property shall be made safe and secure using secure entrances, redundant security alarms and controls, limited access, cameras and remote monitoring. In addition, all personnel will be trained extensively, and the operation will fully comply with all state and local laws regulations and guidelines.



**0 Bryant Rd LLC  
Zoning Application**

Please see the attached Business Plan (Exhibit A), Site Plan (Exhibit B) and Architectural Plan (Exhibit C) that are incorporated by reference herein for project details.

**III. Special Permit Criteria**

The Applicant respectfully submits that it satisfies the criteria for obtaining a Special Permit from the Board as set forth in the Ordinance as follows:

**Purpose:** It is recognized that the nature of the substance cultivated, processed, and/or sold by marijuana establishments may have objectionable operational characteristics and should be located in such a way as to ensure the health, safety, and general well-being of the public as well as legally authorized adult customers seeking to legally purchase marijuana for their own use. The specific and separate regulation of Marijuana Establishments (hereafter also referred to as an ME) is necessary to advance these purposes and ensure that such facilities are not located within proximity of minors.

Subject to the provisions of this Zoning Bylaw, Chapter 40A of the Massachusetts General Laws, Chapter 94G of the Massachusetts General Laws and 105 CMR 725.000, Marijuana Establishments will be permitted to provide the opportunity for the legal cultivation, product manufacturing and retail sale of marijuana for non-medical adult marijuana use in a manner that complies with state regulations.

The Applicant respectfully submits that its proposal satisfies the intent and purpose of Article 10-50 of the Ordinance. The Applicant is proposing to operate a Marijuana Establishment within the RRD zoning district, a district that has been deemed an appropriate location for Marijuana Establishments. The Property itself is ideally situated for a Marijuana Establishment, and more specifically a Marijuana Cultivator and Manufacturer business. Pursuant to the Applicant's proposed security plan, attached hereto and incorporated herewith, the Facility will be safe and secure in compliance with state and local regulations. The Applicant will provide direct video feed access to its video surveillance system and will work with local law enforcement and the Cannabis Control Commission to ensure its video cameras are properly positioned. The Property and the proposed Facility to be located thereon, are also ideally located in that it will not adversely impact the character of the neighborhood.

**Additional Requirements/Conditions:**

**a. Use:**

The Applicant respectfully submits that it satisfies all requirements in accordance with the Ordinance, and as set forth below:

- i. Any type of Marijuana Establishment may only be involved in the**

**0 Bryant Rd LLC  
Zoning Application**

**uses permitted by its definition and may not include other businesses or services;**

The Applicant shall comply with this requirement.

- ii. No marijuana shall be smoked, eaten, or otherwise consumed or ingested within the premises;**

The proposed Facility is for cultivation and manufacturing only, and there shall be no public access to the Property. The Applicant shall comply with this requirement.

- iii. The hours of operation shall be set by the Special Permit Granting Authority, but in no event shall an RMD or OMMD facility be open to the public, and no sale or other distribution of marijuana shall occur upon the premises or via delivery from the premises, between the hours of 8:00 p.m. and 8:00 a.m.;**

The proposed Facility is for cultivation and manufacturing only, and there shall be no public access to the Property. The Applicant shall comply with this requirement.

- iv. No marijuana establishment may commence operation or apply for a building permit prior to its receipt of all required permits and approvals including, but not limited, to its Final License from the Cannabis Control Commission;**

The Applicant respectfully requests that the Board approve the Special Permit with the condition that the Applicant receive a Provisional License and Final License from the Massachusetts Cannabis Control Commission (hereinafter the "CCC") and provide the Board with proof of receiving the Provisional License. The process for obtaining a Final License from the CCC and the authority to commence operations involves a number of steps in the following sequence: (1) obtaining municipal zoning approval, (2) applying to the CCC for a Provisional License by submitting an application, including proof of municipal zoning approval, (3) receiving a Provisional License from the CCC, (4) submitting architectural plans to the CCC for the Facility and receiving plan approval, (5) applying for and receiving a Building Permit from the municipality, (6) constructing the Facility, (7) undergoing an inspection of the Facility by the CCC and receiving approval, (8) obtaining a Final License from the CCC, (9) preparing the Facility to start operations, and (10) receiving approval from the CCC to commence operations.

**0 Bryant Rd LLC  
Zoning Application**

Based on the required sequence of events, the Applicant respectfully requests the Board to approve the Special Permit on the condition that the Applicant provide the Board with proof of receiving the Provisional License and Final License.

- v. **The number of adult use marijuana retail establishments permitted to be located within the Town of Cummington shall not exceed 20% of the number of licenses issued within the town for the retail sale of alcoholic beverages not to be drunk on the premises where sold under chapter 138 of the General Laws. For the purposes of determining this number, any fraction shall be rounded up to the next highest whole number.; and**

The Applicant shall comply with this requirement. The Applicant is not applying for a marijuana retail establishment.

- vi. **Marijuana Cultivators shall be capped at Cultivation Tier 3 per lot/site, 10,001 to 20,000 square foot canopy (as set forth in 935 CMR 500), in the Town of Cummington.**

The Applicant shall comply with this requirement.

**b. Physical Requirements:**

- i. **All aspects of the any marijuana establishment, except for the transportation of product or materials, relative to the acquisition, cultivation, possession, processing, sales, distribution, dispensing, or administration of marijuana, products containing marijuana, related supplies, or educational materials must take place at a fixed location within a fully enclosed building (including greenhouses) and shall not be visible from the exterior of the business. They may not be permitted to be located in a trailer, storage freight container, motor vehicle or other similar type potentially movable enclosure;**

The Applicant shall comply with this requirement.

- ii. **No outside storage is permitted;**

The Applicant shall comply with this requirement.

- iii. **No Marijuana Retailer shall have a gross floor area open to the public in excess of 2,500 square feet;**

The Applicant shall comply with this requirement. The proposed Facility is for cultivation and manufacturing only, and there shall be no public access to the Facility.

**0 Bryant Rd LLC  
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- iv. **Ventilation** – all marijuana establishments shall be ventilated in such a manner that no: (a) Pesticides, insecticides or other chemicals or products used in the cultivation or processing are dispersed into the outside atmosphere, and (b) No odor from marijuana or its processing can be detected by a person with an unimpaired and otherwise normal sense of smell at the exterior of the medical marijuana business or at any adjoining use or property;

The Applicant shall comply with this requirement.

- v. **Signage** shall be displayed on the exterior of the marijuana establishment's entrance in plain sight of the public stating that "Access to this facility is limited to individuals 21 years or older." in text two inches in height. All other signage must comply with all other applicable signage regulations in the Zoning Bylaw and 935 CMR 500;

The Applicant shall comply with all sign requirements of the Ordinance and all other applicable sign requirements.

- vi. **Cannabis plants, products, and paraphernalia** shall not be visible from outside the building in which the cannabis establishment is located and shall comply with the requirements of 935 CMR 500. Any artificial screening device erected to eliminate the view from the public way shall also be subject to a vegetative screen and the Board shall consider the surrounding landscape and viewshed to determine if an artificial screen would be out of character with the neighborhood; and

The Applicant shall comply with this requirement and shall employ sufficient setbacks and vegetative screening.

- vii. **All lighting** shall be shielded and downward facing to minimize light pollution.

The Applicant shall comply with this requirement.

**c. Location:**

- i. **Marijuana establishments** may be located only within the Rural Residential District in the Town of Cummington;

The Applicant hereby submits the Facility is located within the Rural Residential District and as such is in compliance with this requirement.

- ii. **Marijuana establishments** are encouraged to utilize existing vacant

**0 Bryant Rd LLC  
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**buildings where possible;**

The Applicant requires specific building requirements for management of interior environmental factors, and such an existing structure does not exist in Cummington.

- iii. No marijuana establishment shall be located on a parcel which is within three hundred (300) feet (to be measured in a straight line from the nearest point of the property line in question to the nearest point of the property line where the Marijuana Establishment is or will be located) of a parcel occupied by a pre-existing public or private school (existing at the time the applicant's license application was received by the Cannabis Control Commission) providing education in kindergarten or any of grades 1-12 and/or any public or private child care facility or any other location where children congregate; and**

The Applicant shall comply with this requirement.

- iv. No marijuana establishment is permitted to utilize or provide a drive-through service.**

The Applicant shall comply with this requirement. The proposed use is for a cultivation and manufacturing facility and shall not allow public access.

**d. Reporting Requirements:**

- i. Prior to the commencement of the operation or services provided by a marijuana establishment, it shall provide the Police Department, Fire Department, Building Commissioner/Inspector and the Special Permit Granting Authority with the names, phone numbers and email addresses of all management staff and key-holders, including a minimum of two (2) operators or managers of the facility identified as contact persons to whom one can provide notice if there are operating problems associated with the establishment. All such contact information shall be updated as needed to keep it current and accurate;**

All required contact information, including names, phone numbers, and e-mail addresses of all management staff and key holders shall be provided to the Chief of Police, the Inspector of Buildings, and the Board of Selectmen. The Applicant shall update the list whenever changes occur to the information listed.

- ii. The local Building Commissioner/Inspector, Board of Health, Police Department, Fire Department and Special Permit Granting Authority shall be notified in writing by the marijuana establishment facility**

**0 Bryant Rd LLC  
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**owner/operator/ manager:**

- 1. A minimum of 30 days prior to any change in ownership or management of that establishment.**
- 2. A minimum of 12 hours following a violation or potential violation of any law or any criminal or potential criminal activities or attempts of violation of any law at the establishment;**

The Applicant shall comply with this requirement.

- iii. Permitted marijuana establishments shall file an annual written report to, and appear before, the Special Permit Granting Authority no later than January 31st of each calendar year, providing a copy of all current applicable state licenses for the facility and/or its owners and demonstrate continued compliance with the conditions of the Special Permit;**

The Applicant shall file an annual report with the Board certifying its continued compliance with the special permit in a form and manner consistent with the Ordinance.

- iv. The owner or manager of a marijuana establishment is required to respond by phone or email within twenty-four hours of contact by a town/city official concerning their marijuana establishment at the phone number or email address provided to the town as the contact for the business.**

The Applicant shall comply with this requirement.

**e. Application Requirements**

- i. The name and address of each owner and operator of the marijuana establishment facility/operation;**

Andrew Shagory 9810 Pine Lake Drive Houston TX 77055  
Teri Morgan 800 Plainfield Pike Scituate RI 02857  
Jeffrey Padwa 1 Park Row, Suite 5, Providence, RI 02903

- ii. A copy of an approved Host Agreement;**

See attached Host Community Agreement with the Town of  
Cummington (Exhibit D)

- iii. A copy of its Provisional License from the Cannabis Control Commission pursuant to 935 CMR 500; and**



**0 Bryant Rd LLC  
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The Applicant respectfully requests that the Board approve the Special Permit with the condition that the Applicant receive a Provisional License from the Massachusetts Cannabis Control Commission (hereinafter the "CCC") and provide the Board with proof of receiving the Provisional License. See response to Section III.a.iv above for the basis of Applicant's request that the Special Permit be issued with this condition.

- iv. If it's in conjunction with an approved RMD, a copy of its registration as an RMD from the Massachusetts Department of Public Health in accordance with 105 CMR 725.000 or from the Cannabis Control Commission in accordance with 935 CMR 500.**

Not Applicable. The Applicant is not applying for a RMD license.

- v. Proof of Liability Insurance Coverage or Maintenance of Escrow as required in 935 CMR 500.**

The Applicant respectfully requests that the Board approve the Special Permit with the condition that the Applicant provides proof of Liability Insurance Coverage as soon as practicable recognizing that it is impossible for Applicant to obtain Liability Insurance Coverage for a business that does not yet exist and a Facility that has not yet been authorized.

- vi. Evidence that the Applicant has site control and right to use the site for a marijuana establishment facility in the form of a deed or valid purchase and sales agreement or, in the case of a lease a notarized statement from the property owner and a copy of the lease agreement.**

Please see the attached Lease for the Property. (Exhibit E)

- vii. A notarized statement signed by the marijuana establishment organization's Chief Executive Officer and corporate attorney disclosing all of its designated representatives, including officers, directors, shareholders, partners, members, managers, or other similarly-situated individuals and entities and their addresses. If any of the above are entities rather than persons, the Applicant must disclose the identity of all such responsible individual persons.**

Please see the attached notarized Disclosure Statement. (Exhibit F)

- viii. In addition to what is normally required in a Site Plan, details showing all exterior proposed security measures for the marijuana establishment including lighting, fencing, gates and alarms, etc. ensuring the safety of employees and patrons and to protect the premises from theft or other criminal activity.**

**0 Bryant Rd LLC  
Zoning Application**

Please see the attached Site Plan. (Exhibit B)

- ix. A detailed floor plan identifying the areas available and functional uses (including square footage).**

Please see the attached Site Plan. (Exhibit B)

- x. All signage being proposed for the facility.**

The Applicant is not proposing any signage for the facility, except as may be required by law.

- xi. A pedestrian/vehicular traffic impact study to establish the marijuana establishment's impacts at peak demand times, including a line queue plan to ensure that the movement of pedestrian and/or vehicular traffic, including but not limited to, along the public right of ways will not be unreasonably obstructed.**

Please see the attached Traffic Study. (Exhibit G)

- xii. An odor control plan detailing the specific odor-emitting activities or processes to be conducted on-site, the source of those odors, the locations from which they are emitted from the facility, the frequency of such odor-emitting activities, the duration of such odor-emitting activities, and the administrative of odor control including maintenance of such controls.**

The Applicant has researched and toured facilities using different odor mitigating technologies and has chosen Clean Leaf odor filters to be installed in the Facility, which will be maintained in accordance with the manufacturer's recommended procedures. Charcoal filters will also be placed in HVAC air handlers. The individual grow rooms will be lab like clean rooms all contained within a steel building for further mitigation. We do not expect odors to extend beyond our property boundaries. See attached addendum with Clean Leaf Odor Filter Specifications. (Exhibit H)

- xiii. A Management Plan including a description of all activities to occur on site, including all provisions for the delivery of marijuana and related products to marijuana establishment or off-site direct delivery.**

Please see the attached Business Plan (Exhibit A) and Operational Policies and Procedures. (Exhibit I)

- xiv. Individual written plans which, at a minimum comply with the**



**0 Bryant Rd LLC  
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**requirements of 935 CMR 500, relative to the marijuana establishment's: (1) Operating procedures; (2) Marketing and advertising; (3) Waste disposal; (4) Transportation and delivery of marijuana or marijuana products; (5) Energy efficiency and conservation; (6) Security and Alarms; (7) Decommissioning of the marijuana establishment including a cost estimate taking into consideration the community's cost to undertake the decommissioning of the site.**

Please see the attached Policies and Procedures prepared in connection with the application that Applicant intends to submit to the CCC for a Provisional License (Exhibit D) and the attached Business Plan (Exhibit A).

**Summary**

The Applicant respectfully requests that the Board finds:

- 1) That Applicant's proposed use is in harmony with the general purpose and intent of this Zoning By-Law;
- 2) That Applicant's proposed use meets the use and dimensional requirements as specified in Sections 5 and 6 of the Zoning By-Law;
- 3) That the Applicant's proposed use will not be detrimental to the public good.
- 4) That the Applicant's proposed use will be in character with the existing uses in the Rural-Residential District.
- 5) That the Applicant's proposed use will not create undue traffic which might be detrimental to the public.
- 6) That the Applicant's proposed use will not be dangerous or harmful to the general public due to undue noise, odor, vibration, dust, smoke, water pollution, or for any other similar reasons.
- 7) That the Applicant's proposed use will be sufficiently landscaped and situated to buffer it from existing uses and from all roads. See Dimensional Regulation Schedule re: setbacks for noisy, dangerous, or other-wise disturbing uses.
- 8) That the Applicant's proposed use can be adequately serviced by water, sewer and other necessary utilities and efficiently provided with public services.

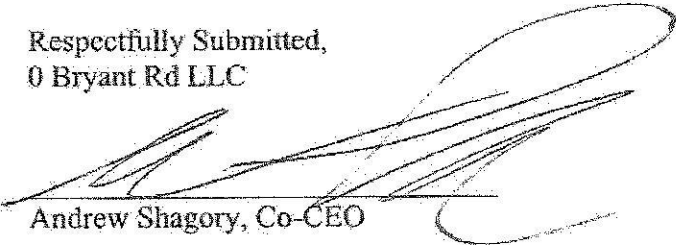
And further that the Board finds:

- a) The Applicant's Facility is consistent with and does not derogate from the purposes and intent of this Section and the Zoning Bylaw.
- b) That the Applicant's Facility is designed to minimize any adverse visual or economic impacts on abutters and other parties in interest;
- c) That the Applicant's Facility demonstrates that it meets or exceeds all the permitting requirements of all applicable agencies within the Commonwealth of Massachusetts and

**0 Bryant Rd LLC  
Zoning Application**

- will be in compliance with all applicable state laws and regulations;
- d) That the Applicant has satisfied all of the conditions and requirements of this Section and other applicable Sections of this Bylaw;
  - e) That the Applicant's Facility provides adequate security measures to ensure that no individual participant will pose a direct threat to the health or safety of other individuals, and that the storage and/or location of cultivation is adequately secured on-site or via delivery.
  - f) That the Applicant's Facility adequately addresses issues of traffic demand, circulation flow, parking and queuing, particularly at peak periods at the facility, and its impact on neighboring uses.

Respectfully Submitted,  
0 Bryant Rd LLC



Andrew Shagory, Co-CEO

**0 Bryant Rd LLC  
Zoning Application**

**EXHIBIT LIST**

1. Exhibit A - Business Plan
2. Exhibit B - Site Plan
3. Exhibit C - Architectural Plan
4. Exhibit D - Host Community Agreement with the Town of Cummington
5. Exhibit E - Lease for Property
6. Exhibit F - Notarized Disclosure Statement
7. Exhibit G - Traffic Impact Study
8. Exhibit H - Clean Leaf Odor Filter Specifications
9. Exhibit I - Applicant's Operational Policies and Procedures

EXHIBIT A

**0 Bryant Rd LLC**

**BUSINESS PLAN**

*(Redacted to Remove Proprietary & Confidential Information)*

Address:

**Parcel ID: 15.4.1**

**86 Bryant Rd., Cummington, MA 01026**

*0 Bryant Rd LLC*  
*Business Plan*

**EXECUTIVE SUMMARY:**

0 Bryant RD LLC ("0BR") is a Massachusetts limited liability company that intends to enter the Massachusetts adult use marijuana market and secure a Tier 3 Cultivation License (10,000 to 20,000 sq. ft.) for its planned indoor cultivation and manufacturing facility, located in Cummington, MA.

As the Massachusetts adult use marijuana market evolves, high demand and low supply have created a need for reasonably priced high quality marijuana offerings in the marketplace. The adult use market in Massachusetts is expected to reach annual retail sales of close to \$2.0 billion by 2025. 0BR plans to participate in this market by cultivating high quality marijuana and marijuana products at a reasonable cost by implementing efficient business practices and sustainable cultivation activities.

0BR intends to cultivate a variety of quality marijuana strains for distribution as wholesale flower product to adult use retail marijuana establishments in Massachusetts, and also manufacture marijuana products using its manufacturing license to adult use retail marijuana establishments.

0BR is operated, managed, and directed by the management team consisting of Andy Shagory and Teri Morgan (Co-CEOs), Mary Perry (CFO), Chris Morgan (Director of Cultivation), Ted Shagory (Communications Liaison) and Jeffrey Padwa, Esq. (Legal Counsel and Compliance Officer). The synergy of this management team positions 0BR to build a longstanding, value driven, marijuana brand and secure its market share within the Massachusetts adult use marijuana industry. Each team member brings valuable qualities, talents and experience which creates a talent rich business. The team intends to hire and train well-qualified employees to execute its business plan.

In the current Massachusetts adult use market, 0BR has the potential to generate healthy annual revenue within the first few years of operation.

Key strategic factors for success include:

- Constructing a highly sustainable facility.
- Utilizing energy efficient options to minimize the carbon footprint of operations and production costs.
- Implementing automated systems to increase production efficiencies.
- Selecting marijuana genetic strains desired by consumers with high quality and growth yield potential.
- Cultivating high quality marijuana at a reasonable cost.
- Manufacturing high quality marijuana products.

*0 Bryant Rd LLC*  
*Business Plan*

**MISSION:**

0BR will establish a sustainable, state of the art cultivation facility that will provide high quality marijuana and marijuana products for distribution to the Massachusetts adult use market.

- 0BR will supply adult use marijuana retail stores in Massachusetts with high quality marijuana and marijuana products at a reasonable cost for consumers and establish brand recognition and market share.
- 0BR will create a sustainable cultivation facility and use technology to create operational efficiencies and increase production while simultaneously minimizing the impact on the Town of Cummington and the environment.
- 0BR will emphasize high quality, reasonable price and responsible operational business practices in the marketing and sale of its marijuana and marijuana products to adult use marijuana retailers.

**OBJECTIVES:**

- Supply 0BR's marijuana flower products into the Massachusetts adult use market and to expand access to safe high-quality marijuana for adults over the age of 21 in the Commonwealth.
- Manufacture a consistent supply of marijuana products to produce edibles and concentrate for adult use products.
- Establish a sustainable and automated cultivation facility in Cummington, MA to maximize production and minimize cost and allowing the company to achieve standards of excellence in cultivation that will result in public recognition for our high-quality marijuana.
- Brand 0BR's marijuana as a high-quality product at a reasonable price and ensure the presence of full spectrum cannabinoid profiles and genetic diversity in the Massachusetts adult use market.
- Operate as a good neighbor at our cultivation facility and provide opportunities to contribute to and expand the local economy.
- Be a responsible vendor in the adult use marijuana market.

**STRATEGIES:**

- 0BR's Management Team brings together marijuana-related business knowledge, experience and passion that are essential for the start-up, financing and operation of its business plan and to succeed in the regulated Massachusetts adult use market. The Management Team is committed to establishing and maintaining compliance with all Massachusetts adult use marijuana laws and regulations along with guidance provided by the Cannabis Control Commission.
- Partner with world class genetics companies to bring their top strains to the Massachusetts market.

*0 Bryant Rd LLC*  
*Business Plan*

- Focus on short-term benchmarks as well as long-term well-defined goals to become a sustainable business.
- Establish and achieve sales and distribution goals to provide high quality marijuana and marijuana products at a reasonable cost to the Massachusetts adult use marijuana market.
- Create brand awareness associated with high quality products at a reasonable price based on operational excellence.
- OBR shall be a well-funded and capitalized business with access to capital as needed.
- Recruit, train and retain staff necessary to cultivate, manufacture and supply high quality marijuana and marijuana products.
- Create and manage a cultivation and manufacturing facility with a focus on sustainability, operational efficiencies, being a good neighbor and providing opportunities to expand the local economy.

**COMPANY SUMMARY:**

0 Bryant Rd LLC is located at 86 Bryant Rd., Cummington, MA 01026, where the company has secured a long-term lease and intends to construct and operate the cultivation and manufacturing facility. A host community agreement has been approved by the Town and with a special permit, this location meets all local zoning requirements for the proposed cultivation and manufacturing usage.

The members of OBR are primarily responsible for all phases of the business and intend to use operational efficiencies along with state-of-the-art technologies in the design, construction and operations of the facility. The knowledge, training and experience of the OBR Team along with the implementation of best practices, OBR will successfully establish a high-quality marijuana brand for licensed adult use retail marijuana establishments in Massachusetts while maintaining full compliance with all the Massachusetts adult use of marijuana laws and regulations and guidances provided by the Cannabis Control Commission.

**Andy Shagory, Co-CEO**

Andy Shagory graduated from The University of Texas at Austin where he earned his Bachelor of Arts degree and supported the community through his membership of the Kappa Sigma Fraternity. After graduation he started working in sales at Softchoice, and after reaching 610% of his sales quota in less than a year, he decided to venture into a more challenging field. In 2001, he joined OTC Global Holdings where he began his career as a natural gas options broker. Natural gas options is a niche market and is the most difficult system to trade natural gas. By 2007, he was made a full partner in the organization and remained a constant top producer. In 2012 he attained his FINRA Series 3 license and was promoted to managing partner of PVO Energy, a brokerage firm held within the portfolio of OTC Global Holdings, where he increased company production by over 500% in less than two years. Over the span of his career, his customer base grew and ranged from independent floor traders to multi-billion dollar hedge funds, and in 2021, he joined Fuel Exchange where he started the company's first options desk. He continues to work at Fuel Exchange to date.

*0 Bryant Rd LLC*  
*Business Plan*

After his success in the brokering industry, Andy is looking forward to a new chapter in his life in the Hilltowns of Western, MA; a place where he has spent decades enjoying time with family and friends. Andy is excited to put forth all his effort into the cannabis industry and leveraging his knowledge into helping grow not only his own company, but to catapult those around him into more successful careers.

**Teri Morgan, Co-CEO**

Teri is originally from California, and attended the University of Massachusetts, Amherst on an athletic scholarship. She graduated Cum Laude in 2002 with a Business Degree and was an Academic All-American with the nationally ranked UMass softball team. After college, Teri attended Bryant University to pursue her MBA and work as a graduate assistant with the Softball program. Following graduation with her MBA, Teri worked as a Talent Acquisition Advisor for Dell Inc. for seven years, supporting many aspects of recruiting and hiring across the country in a large complex global business environment. In 2015, Teri joined Thermo Fisher Scientific as a Human Resources Manager, where she supports a 1-billion-dollar services business focusing on organizational design, employee engagement, and optimizing talent attraction and retention in a highly competitive labor market.

Teri's passion for cannabis has developed as she has witnessed the undeniable healing properties that can be derived through different usages of the marijuana plant. Her belief in the power of nature, coupled with the experience she has within the scientific industry, makes her a firm believer in the positive impact that cannabis can have on both physical and mental ailments. It is with the greater good in mind that she passionately pursues the 0 Bryant Rd. project.

**Mary Perry, CFO**

Mary has been in the banking industry for over 35 years. She started her career as a teller, quickly moving up to branch manager then to area branch manager and eventually leaving banking as Assistant Vice President of The Cooperative Bank in Westwood, MA. During those years, she managed retail and commercial banking, mortgage lending, business development and management, investments and loans and portfolio management.

Mary has lived for many years in her house in Cummington, where she moved permanently in 2018.

**Chris Morgan, Director of Cultivation**

Chris is an expert cultivator after spending the last 20 years, actively growing cannabis for the medical patient community. Chris attended the University of Massachusetts, Amherst as a Sports Management major. He was a standout baseball player growing up in Rhode Island and continued his baseball success during his time at UMass. After graduation, Chris worked in the finance industry for 7 years before becoming an entrepreneur. In 2017, Chris opened up ProGarden Solutions, where he became a well-respected cannabis consultant. Chris traveled across the country with an emphasis on California bringing the most advanced cultivation techniques to his clients, and ensuring that quality, yield, and responsible growing practices were



*0 Bryant Rd LLC*  
*Business Plan*

prioritized. His expertise in growing strategies have been discovered through a lengthy and rigorous process. Chris has been able to effectively apply technology advancements in cultivation to the purity of the plant for optimized results in a variety of grow environments. His experience using a vast array of mediums, lighting, nutrients, indoor/outdoor/greenhouse environments make have made Chris an industry leader.

In 2018, Chris applied his experience in cannabis and opened the first CBD retail store in Rhode Island. The power of CBD, a derivative of the marijuana plant, was deeply personal to Chris and his family. The CBD Center of RI quickly became a highly regarded option for consumers looking for a wide range of quality sourced products in a safe and inviting retail environment.

Chris's passion for cannabis is foundational in the work that he does as a consultant and as a business owner, and he welcomes the opportunity to bring safe, responsible, and effective cultivation to the Cummington community.

**Ted Shagory, Communications Liaison**

Ted Shagory attended Boston University studying Finance. Ted's career took a turn during college and was thrust into the world of information security before such a path existed. Ted is a practitioner and lecturer for top Information Security companies around the world. For nearly 30 years Ted has been traveling the world working with Fortune 500 companies, the US Government and Military securing their networking environments. Since the start of the Corona virus in March or 2019, Ted has been based in Cummington MA working remotely with clients around the world.

Ted's interest in Cannabis stems from his appreciation of the farming heritage of the Hilltowns and observations of the growing complexity of traditional farming in Cummington. Ted loves the Hilltowns and wants to be part of projects breathing life, vitality, and opportunity into the community.

**Jeffrey Padwa, Esq., Legal Counsel & Compliance Officer**

Jeffrey Padwa received his Bachelor of Arts degree in 1985 from Emory University in Atlanta, Georgia; his Juris Doctor, cum laude, in 1992 from Suffolk University Law School in Boston, Massachusetts; and a Certificate in Cyber Security Risk Management from Harvard University in 2019. Padwa is admitted to practice law in Massachusetts, Rhode Island and New Jersey.

Padwa has practiced in the field of cannabis law for more than 5 years in multiple jurisdictions and is intimately familiar with medical and adult use of marijuana laws, regulations and guidelines and the compliance requirements of licensees. He is experienced in representing marijuana cultivators, manufacturers and retailers, including in connection with filing applications for licensure; municipal relations and approvals; social equity applications; renewing licenses; debt and equity financing transactions; expanding into additional states; changing ownership and control of licenses; responding to allegations of compliance violations; compliance training of personnel; protecting brands and trademarks; and drafting legislation and regulations.

*0 Bryant Rd LLC  
Business Plan*

Padwa has attended and participated in numerous cannabis industry conferences, which have included education and training on federal and state laws, regulations, compliance, transactions, intellectual property and other relevant issues.

During Padwa's six years of government service as Chief of Staff / General Counsel to the Rhode Island General Treasurer and before that as Providence City Solicitor, he was intimately involved in numerous compliance issues involving a variety of federal, state and municipal laws. Padwa's knowledge of compliance, including policies, protocols and controls is also informed by his education and training in the field of Cybersecurity Risk Management, which is similarly deeply rooted in regulatory compliance.

**Additional Executive Positions:**

**The VP of Branding:** The VP of Branding will execute OBR's marketing and advertising strategies and create compelling brand stories. The VP of Branding will brand elements and ensure all marketing collateral is in line with the brand strategy and monitor market trends, research potential, new consumer markets and competitors' activities to identify additional opportunities and growth for the OBR brand.

**Financial Controller:** The controller position is accountable for the accounting operations of the company, to include the production of periodic financial reports, maintenance of an adequate system of accounting records, and a comprehensive set of controls and budgets designed to mitigate risk, enhance the accuracy of the OBR's reported financial results.

**Marketing Director:** The Marketing Director will work with the VP of Branding to develop and implement the OBR brand strategy. They will be directly responsible for developing the marketing strategy for new and existing products and executing the marketing strategy - including campaigns, events, digital marketing, and PR.

**HR Director:** The HR Director will be responsible for recruiting and implementing OBR's Diversity Plan, employee screening and interviewing and handling employee relations, payroll, and benefits.

**INDUSTRY AND MARKET SUMMARY:**

OBR's target market consists of licensed adult use cannabis retailers. OBR will sell its marijuana flower wholesale to licensed Massachusetts adult use retail establishments to meet the demand of the adult use marijuana market. As of January 1, 2021, there were a total of 165 adult use marijuana retail license locations as well as an additional 205 applications for marijuana retail license locations pending before the Cannabis Control Commission. According to statewide projections made by New Frontier Financial Group, annual sales of legal recreational cannabis in Massachusetts are expected to reach \$1.6 billion by the year 2025.

*0 Bryant Rd LLC*  
*Business Plan*

0BR will secure its market share by using coveted marijuana strains, consistently cultivating marijuana that is of a high quality, and supplying the marijuana and marijuana products at a reasonable cost.

**OPERATION, MARKETING AND DISTRIBUTION PLAN:**

**Products and Product Development:**

0BR will procure a selection of high quality indica, sativa and hybrid marijuana strains that are highly coveted with high yielding genetics. 0BR's highly discerning phenotype hunting process will ensure the presence of full spectrum cannabinoid profiles and genetic diversity in the Massachusetts adult use market.

**Facility Summary:**

0BR will operate its cultivation and manufacturing facility from a leased property. 0BR will cultivate between 10,001 sq. ft. and 20,000 sq. ft. of canopy under a Tier 3 Cultivation License at the proposed indoor cultivation facility. The facility will be open and in operation 7 days a week. All cultivation activities will take place within limited access areas within the facility with specialized rooms constructed for vegetation, flowering, drying and curing, processing and packaging. Operations will be conducted in a secure, responsible and sustainable manner in strict compliance with the regulations set forth by the Massachusetts Cannabis Control Commission in accordance with 935 CMR 500.000: Adult Use of Marijuana.

**Cultivation Facility Design:**

0BR will retain architects and engineers to design a sustainable facility incorporating energy, water and other material efficient components to conserve resources, cut costs and minimize its carbon footprint. 0BR is contemplating efficiencies that include high efficiency HVAC systems, LED and other energy efficient grow lights and automated irrigation and nutrient delivery systems.

The facility will practice exemplary good neighbor and community policies. 0BR has been approved for a Host Community Agreement and intends to comply with all requirements, and representations. 0BR has applied to the Town of Cummington for a special permit and is awaiting the Cannabis Control Commission to issue a provisional license.

0BR has heard the communities' concerns around odor mitigation and the preservation of clean water. We live in this community and these things are top of mind to our management team as well. We have an odor mitigation plan using Clean Leaf technology and carbon filtration to eliminate odors beyond our property. We are also committed to zero ground water contamination through water reuse, filtration, and other technologies to include trucking liquids offsite if required to ensure zero ground water contaminates.

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0BR's good neighbor and community efforts will continue in the development and execution of a comprehensive security plan that will satisfy and exceed regulation 935 CMR 500.110 (1)(o). The safety and security of the facility, the marijuana establishment agents, products and equipment contained within, customers and the general public is a top priority of 0BR. All security policy, procedures, plans and equipment relating to security will be provided by licensed and professional contractors. Furthermore, the 0BR Management Team will establish an open and working relationship with local law enforcement and fire services to share security plans and procedures.

**Security Plan:**

0BR considers security as one of the most vital aspects of the company's operation. The security plan developed by 0BR aims to achieve the following assurances:

- Physical employee security
- Reasonable workplace safety
- Building protection and security
- Protection of company assets, data, networks, software and equipment
- Diversion protection and prevention
- Age and identity verification policies
- Anti-loitering policies
- Unauthorized access prevention and secured access to all entries
- Limited access areas
- Limited opening secure doors for minimum amount of time necessary to perform task
- Barrier and security feature function check
- Badge and key accountability policy
- Access control system policy
- Sufficient perimeter lighting policy
- Out of plain sight policy
- Product lockdown following diversion discovery policy
- Assessing 0BR's property for additional safeguards
- Transparency with local enforcement agencies
- Security camera placement
- DVR operation, maintenance and back up

**Standard Operating Policies and Procedures:**

To create consistent and compliant operations as well as uniform cultivation and manufacturing, 0BR will mandate that all processes and procedures be executed according to its Operating Procedure Manual. Attorney Jeffrey Padwa will review the Operating Manual based on his experience with industry best practices. The development of standard operating policies and procedures will ensure that the marijuana consistently meets the high-quality testing standards set by the Cannabis Control Commission and the ongoing success of 0BR. The Standard Operating Procedure Manual will detail policies and procedures such as:

*O Bryant Rd LLC  
Business Plan*

- Genetic selection and evaluation
- Pest, pathogen and contaminant mitigation
- Facility health and sanitation
- Employee safety, illness and injury prevention
- Plant life cycle procedures (propagation, mother plants, cloning, vegetation, flowering, harvesting, drying, curing, storage)
- Record keeping
- Seed to sale tracking- METRC and Cannabis 365
- Inventory
- Prevention of diversion
- Waste and proper disposal
- Restricting access to age 21 and older
- Facility security plan
- Product storage procedures
- Secured record storage
- Access control system
- Limited access areas
- Transportation
- Quality control
- Batch creation
- Marijuana samples and testing
- Growing media, soil and water sampling and analysis
- Packaging and labeling of product
- Personnel policies
- Employee and agent registration
- Maintaining financial records
- Diversity plan
- Employee job descriptions, requirements, qualifications, and training
- Responsible Vendor Certification
- Marketing and sales process
- Emergency procedures
- On site behaviors
- Visitor protocols
- Product safety education
- Prohibited items and activities
- DVR maintenance
- Inspection preparedness
- Enforcement interactions
- General maintenance and repair protocols

**Personnel and Management Summary:**

OBR understands that the business' personnel and staff are the most powerful and important ingredient in achieving success. Recruiting, training and retaining personnel and staff as a high

*0 Bryant Rd LLC*  
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performing workforce is mission critical. All hiring and staffing decisions reflect OBR's employment values as an equal opportunity employer dedicated to a policy of nondiscrimination in employment on the basis of race, religion, creed, color, gender, sexual orientation, national origin, veteran status, age, disability and any other status protected by law.

**Diversity Plan:**

Special efforts will be made to exceed the expectations of 935 CMR 500.101(1)(c)(7)(k) through implementation of "a diversity plan which will promote equity among minorities, women, veterans, people with disabilities, and people of all gender identities and sexual orientation, in the operation of the Marijuana Establishment." OBR's Diversity Plan will:

- Identify strategies to develop an inclusive pipeline of potential applicants.
- Provide training and learning opportunities for employees to maximize their potential and ensure continuing development of their knowledge, skills and abilities.
- Create a diverse and inclusive workplace and culture.

All agents and employees of will be vetted with required background checks and registered with the Cannabis Control Commission per 935 CMR 500.030. OBR will craft a core training curriculum which will educate employees on all aspects of the Standard Operating Procedures.

OBR is committed to the advancement and intellectual enrichment of its team members. OBR will investigate options for superior vendors to provide responsible vendor training to be compliant with the standards set in 935 CMR 500.105(2)(b)(6). All candidates will be required to obtain a valid marijuana establishment agent registration card prior to application. All internal operations training will ensure that each marijuana establishment agent engaged in their assigned role has the proper education, training and experience to enable them to effectively perform all assigned and expected functions.

**Staffing Positions:**

**General Manager:** The General Cultivation Manager oversees the cultivation division and effectively manages the activities of all Cultivation Technicians including but not limited to, planning projects, scheduling work and completing tasks within specified timelines and approved budgets. Coordinate and manage the head of cultivation to ensure that all company quality and compliance standards are met. Oversee all data entered into the state tracking system. Oversee the wholesale sales staff and review shipping manifests, weigh certificates, and invoices for outgoing products. Ensure all outgoing product is weighed and labeled correctly. Create and run reports of inventory consumption and nutrient usage, weight of plants manicured, product yields, and make informed decisions based on data to increase efficiency. Adjust SOPs to increase efficiency when necessary. Perform other related duties and projects as business needs require at direction of upper management.

**Head of Cultivation:** The Head of Cultivation reports directly to the General Manager and is responsible for daily operations in cultivation including processes and procedures within propagation, vegetation, flowering cycles, and the pre-harvest phase. The Head of Cultivation is



*0 Bryant Rd LLC*  
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expected to implement a cultivation schedule aimed at utilizing the full potential of the facility to produce consistent, quality marijuana and will ensure the needs of plants are being met at all times, identifying nutrient deficiencies and environmental problems, potential pest and contaminant issues, providing and implementing immediate solutions, and tracking and analyzing the outcome of those solutions. Additionally, the Head of Cultivation will be responsible to train Grow Staff in appropriate and approved cultivation methods, processes, and procedures, assisting the General Manager in employee performance evaluations. Supervise and coordinate Grow Staff, ensuring proper scheduling of staff with adequate coverage to address cultivation needs. Ensure proper execution of established cultivation SOPs, coordinating with the General Manager to update procedures as necessary. Perform daily quality inspections of plants and their environment, immediately identifying and resolving problems. Maintain functionality of equipment and the facility, making minor repairs and spearheading larger repairs and equipment replacement, as needed. Ensure proper labeling, tagging, and traceability of plants, including plant counts, both physically and in METRC, and correcting plant inventory discrepancies immediately. Facilitate inspections, whether initiated internally or through a governing entity, using inventory and compliance audits.

**Grow Staff:** Provides manual labor to support the activities and operations of the Cultivation Department, while abiding by policies, procedures and operational guidelines. Assist with the coordination all grow operations including: daily activities, quality assurance, planting, manicuring, harvesting and trimming as well as assuring compliance with local and state licensing requirements. Responsible for executing assigned tasks, projects and expectations in accordance with OBR's mission, goals and strategies. Responsible for completing any work assigned to them during their scheduled shift, as well as information sharing. Maintain open communication with the management team and other co-workers. Report employee issues or product situations. Responsible for following all operational guidelines, verbal directives, training information and policies when performing duties.

**Wholesale Sales Representative and Transportation Specialists:** Responsible for establishing sales relationships with licensed adult use retail establishments carrying OBR products and increasing sales volume. Developing strong relationships with retail buyers, management and sales staff on behalf of OBR. Working with retailers to secure high visibility placement for products and displays while communicating OBR's value proposition. Coordinating and executing in-store consumer education events. Transporting and delivering the product following all transportation regulations promulgated by the Cannabis Control Commission.

**Marketing and Branding Strategies:**

OBR's brand identity is rooted in the concept of high-quality products at a reasonable cost. This branding strategy is geared towards the value conscious consumer looking for a quality product at a value-oriented price. OBR's packaging and retail display brand messaging will convey a notion of simplicity, quality and value. The primary vehicle of this branding messaging will be the educational efforts of OBR's wholesale staff. OBR's staff will strive to effectively communicate the value proposition to the sales staff at licensed adult use retail marijuana establishments in Massachusetts.

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**Sales & Distribution:**

The sales and distribution process will be a straightforward approach with 0BR's internal wholesale sales staff responsible for the sales process. When a retail marijuana establishment becomes a customer, the representative will be responsible for training and educating the establishments agent on 0BR's products.

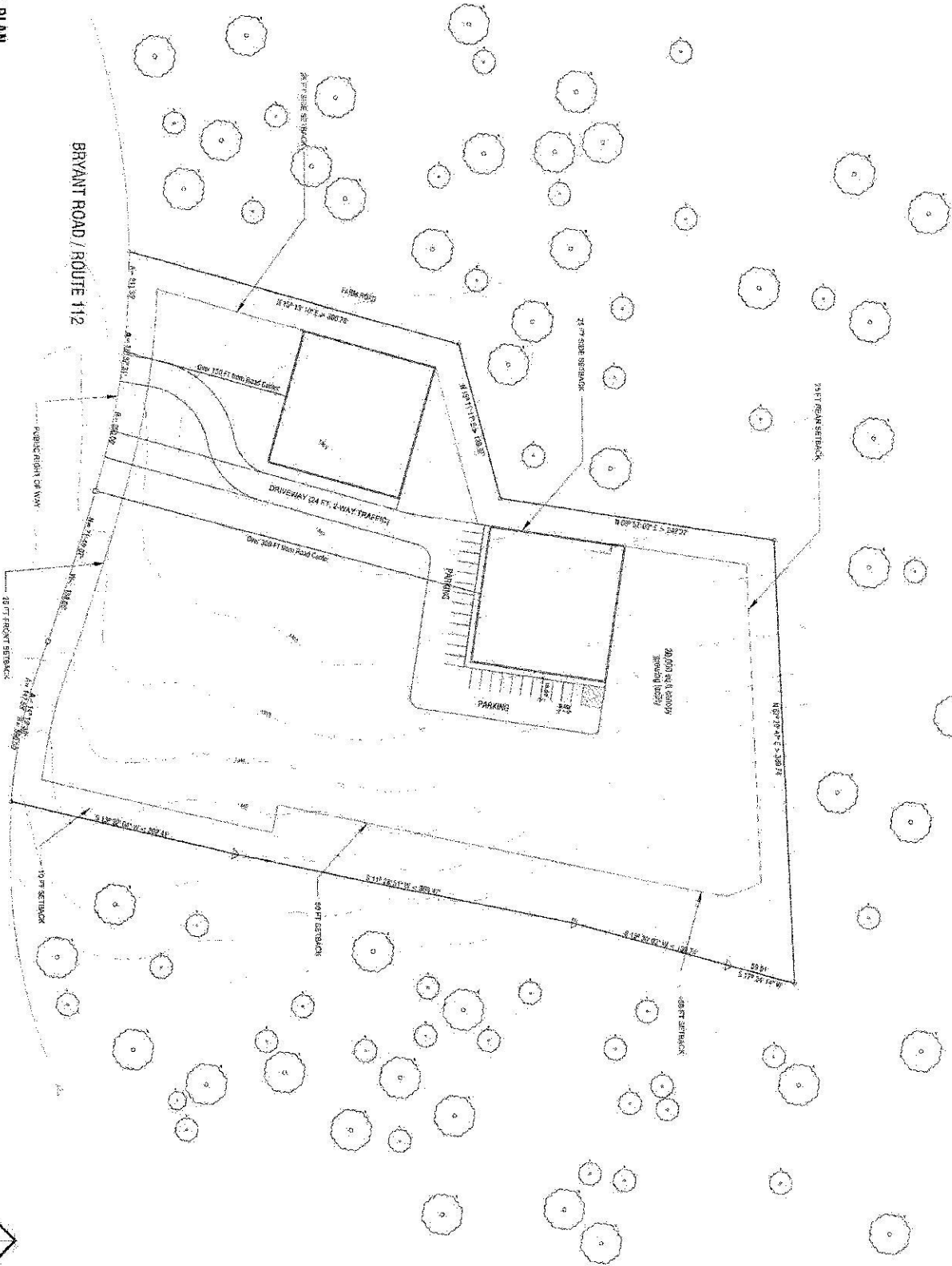
**CAPITALIZATION CERTIFICATION:**

0BR certifies that it is secure in its start-up and first year operation funding. The company is prepared to meet the capital requirements. 0BR also certifies that all funds were and will be lawfully obtained in accordance with applicable regulations.



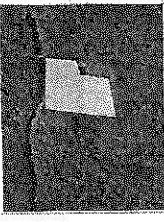
# EXHIBIT B

A SITE PLAN  
Scale 1 : 40

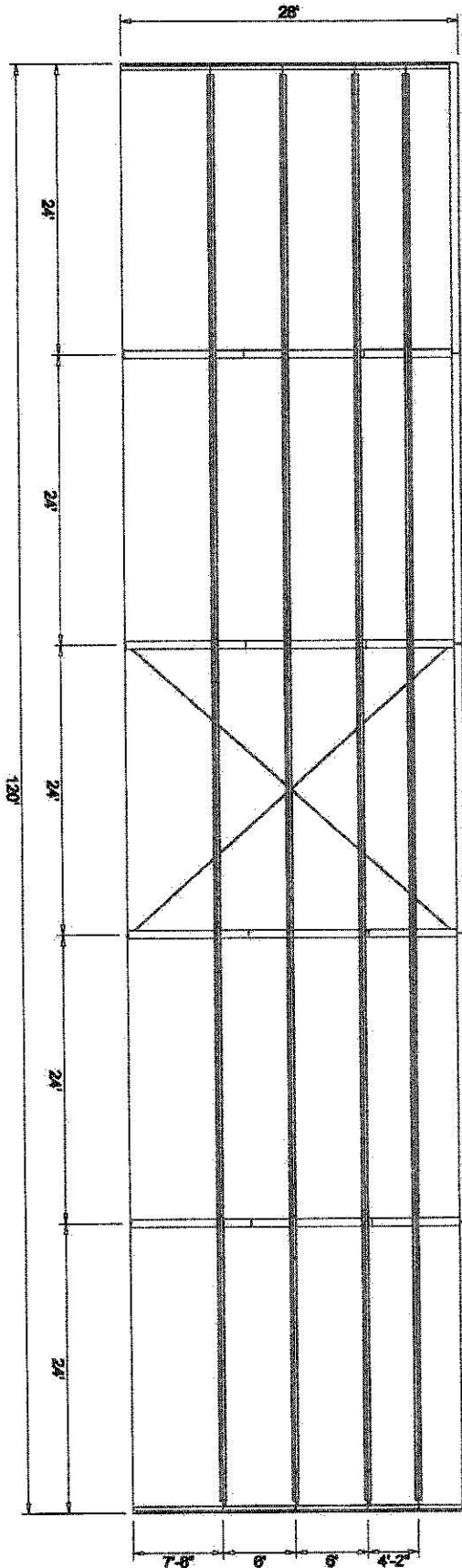


PRODUCED BY AN AUTODESK STUDENT VERSION

PRODUCED BY AN AUTODESK STUDENT VERSION

LOCATION	
	
O'Bryant Rd Cummington MA 01026 Parcel ID 015-0-004-0000.1	
DRAWING TITLE	
SITE PLAN	
DRAWING INFO	
Date	06/03/2021
Scale	1" = 40'
DRAWING No.	
A-01	

# EXHIBIT C

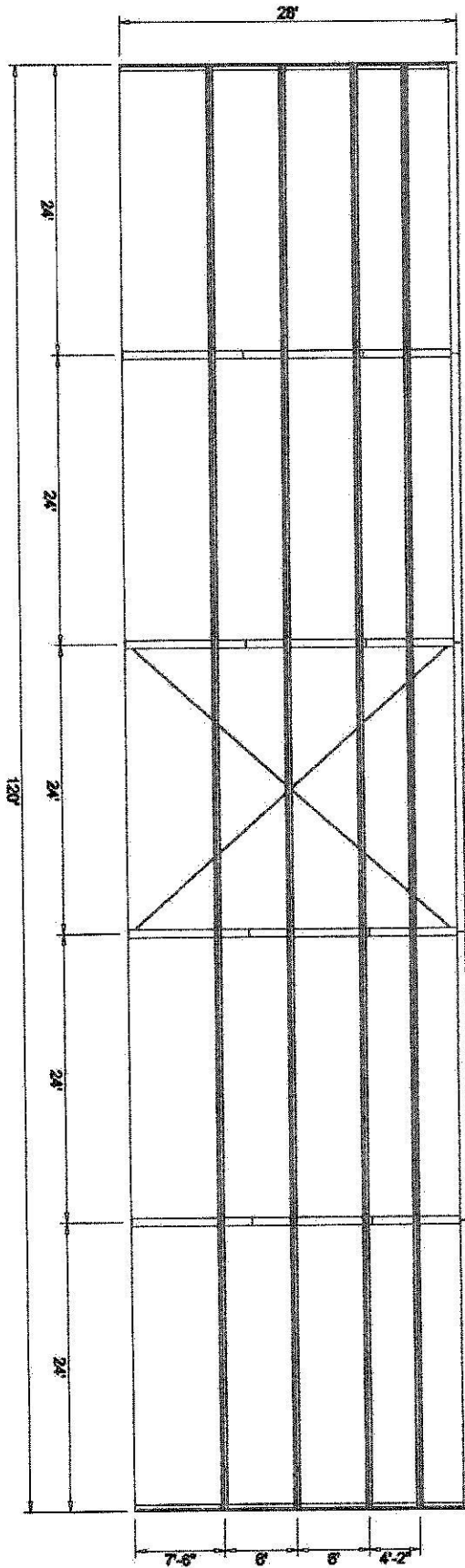


FRONT STRUCTURAL ELEVATION - (A) Main

<b>MBMFI</b> <small>The information contained herein is the property of MBMFI and is not to be distributed, copied, or reproduced in any form without the written permission of MBMFI. MBMFI is not responsible for any errors or omissions in this document. MBMFI is not responsible for any damages, losses, or expenses incurred by any person or entity using this document. MBMFI is not responsible for any claims, damages, losses, or expenses incurred by any person or entity using this document.</small>		<b>Customer:</b> CONTACT: _____ COUNTY: _____ Address: _____	
<b>Builder:</b> Bencraft Steel 10075 W. Bradford Rd. Lakewood, CO 80427		<b>Ordering Status:</b> <input type="checkbox"/> Preliminary <input type="checkbox"/> For Construction Permit <input type="checkbox"/> For Approval <input type="checkbox"/> For Construction Installation	
<b>Scale:</b> NOT TO SCALE PROJECT NO.: 123-45 DATE: 10/10/94		DRAWN BY: _____ CHECKED BY: _____ DATE: 10/10/94	

LEFT STRUCTURAL ELEVATION - (A) Main

[illegible]



BACK STRUCTURAL ELEVATION - (A) Main

**MBMF**  
 The undersigned hereby certifies that the above is a true and correct copy of the original drawing as submitted to the City of Denver for review and approval. The undersigned further certifies that the drawing was prepared by a duly licensed professional engineer or architect, and that the undersigned is a duly licensed professional engineer or architect in the State of Colorado.  
 Date: 10/01/2012  
 Signature: [Signature]

**MBMF**  
 The undersigned hereby certifies that the above is a true and correct copy of the original drawing as submitted to the City of Denver for review and approval. The undersigned further certifies that the drawing was prepared by a duly licensed professional engineer or architect, and that the undersigned is a duly licensed professional engineer or architect in the State of Colorado.  
 Date: 10/01/2012  
 Signature: [Signature]

**Builder:** General Steel  
**Contractor:** General Steel  
**City:** Denver, CO 80127  
**Project Name:** [Blank]  
**Project Number:** [Blank]  
**Project Address:** [Blank]  
**Project Phone:** [Blank]  
**Project Email:** [Blank]  
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**Project Engineer:** [Blank]  
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**Project Maintainer:** [Blank]  
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**Project Printer:** [Blank]  
**Project Administrator:** [Blank]

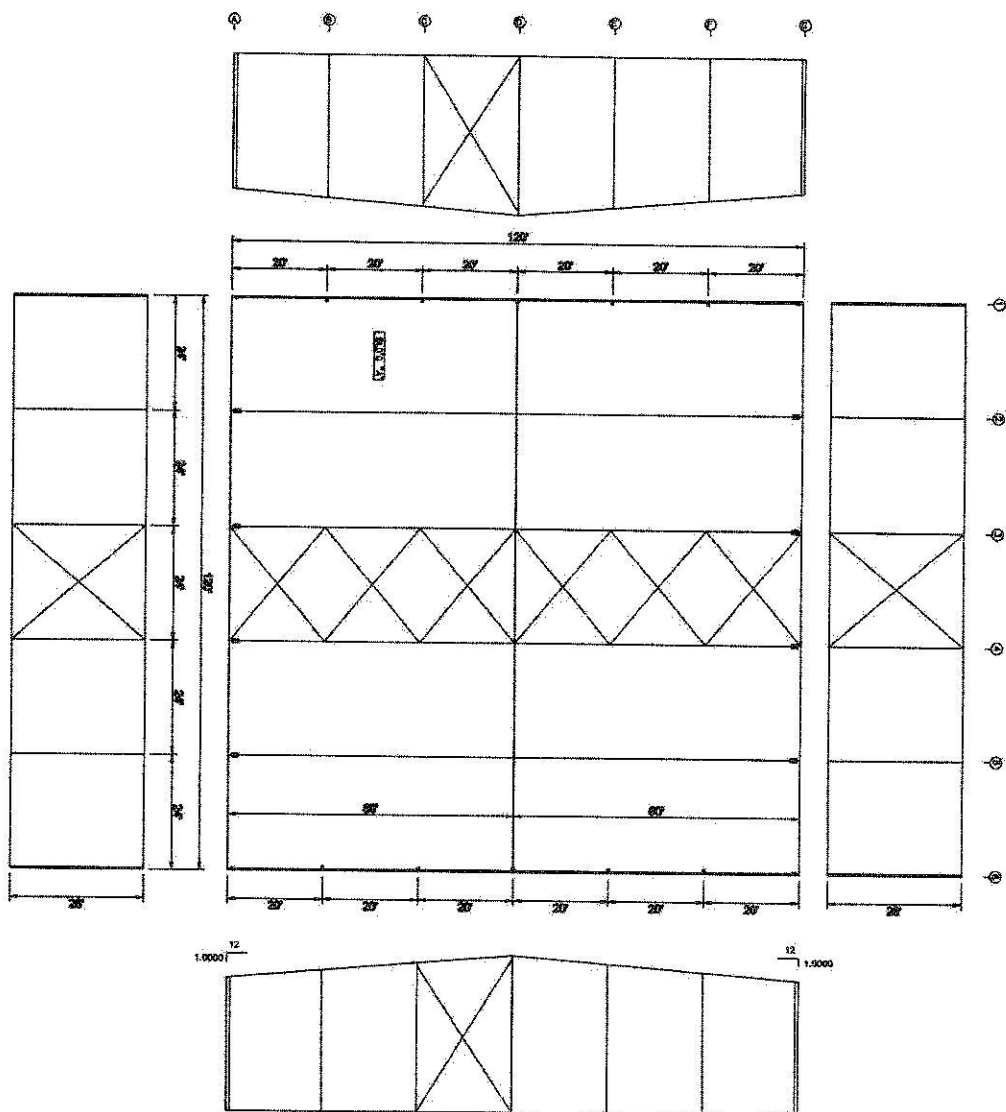
**Drawing Status:**  
☐ Drafting  
☐ For Review  
☐ For Construction Permit  
☐ For Erector Installation

RIGHT STRUCTURAL ELEVATION - (A) Main

<b>MEMO</b> This document contains information that may be exempt from release under the Freedom of Information Act. It is to be controlled and its release is to be limited to the project.	DATE 12/20/2001	TIME 12:00 PM	SUBJECT 100-304610	FROM [Redacted]	TO [Redacted]	CC [Redacted]	DISTRIBUTION [Redacted]	COMMENTS [Redacted]
	[Redacted]							

ELIZ: E. WABERHORN, 1981

2D BUILDING SKETCH - (A) Main

[illegible]



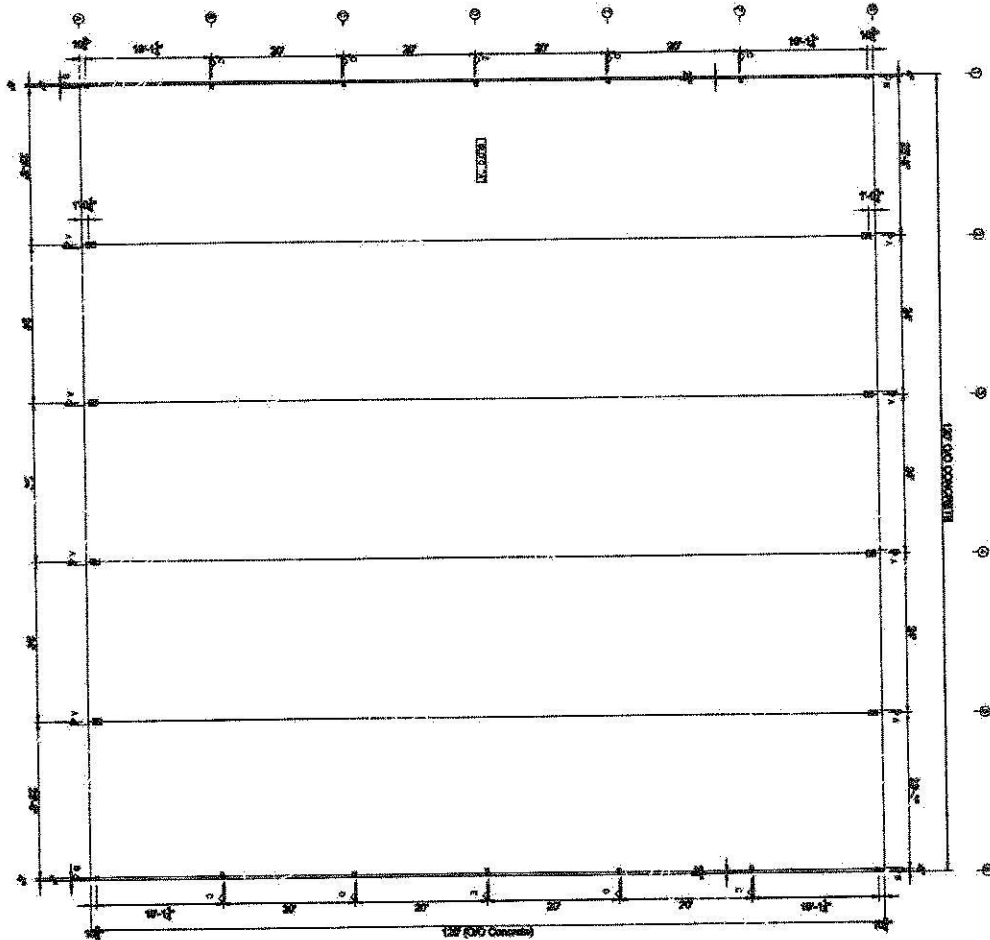
DESIGNER: SHOWN ARE BASED ON THE  
 BASIC BUILDING CODES. THEY DO NOT  
 CONSTITUTE A GUARANTEE OF THE  
 DESIGN OR ANY OTHER MATERIAL.  
 INFORMATION MUST BE OBTAINED AND  
 LOCATION AND PROTECTION MUST BE  
 IN ACCORD WITH THE BUILDING CODES  
 TO BE USED FOR THE CONSTRUCTION.

ENGINEERING CERTIFICATION OF MATERIALS  
 SUPPLIED BY MANUFACTURER WILL BE PROVIDED  
 TO THE OWNER. THE MANUFACTURER'S  
 DESIGNER OR ANY OTHER MATERIAL.  
 INFORMATION MUST BE OBTAINED AND  
 LOCATION AND PROTECTION MUST BE  
 IN ACCORD WITH THE BUILDING CODES  
 TO BE USED FOR THE CONSTRUCTION.

CONTACT STATE ENGINEER FOR REVIEW BEFORE  
 USING THIS INFORMATION FOR CONSTRUCTION.  
 MANUFACTURER RESERVES THE RIGHT TO CHANGE  
 THE FINAL DESIGN IF DESIGN INFORMATION  
 OR CONDITIONS, BASE PLATE/ANCHOR AND  
 BASE PLATE/ANCHOR AND BASE PLATE/ANCHOR  
 ARE TO BE SUBMITTED PRIOR TO ACCEPTANCE OF  
 DESIGN.

IT IS THE MANUFACTURER'S RESPONSIBILITY TO COMMENT  
 TO THE OWNER THE NEED TO USE TO ANY  
 INFORMATION. DESIGN INFORMATION WILL NOT BE  
 FOR ANY OTHERS IN FINAL DESIGN OF THE MANUFACTURER  
 DOES NOT CONSTITUTE TO MANUFACTURER

# ANCHOR ROD PLAN - (A) Main



<b>MEMF</b> The engineer, architect and interior designer are not responsible for the design or construction of the building or any other material. INFORMATION MUST BE OBTAINED AND LOCATION AND PROTECTION MUST BE IN ACCORD WITH THE BUILDING CODES TO BE USED FOR THE CONSTRUCTION.		Customer: General Steel 1000 W. Franklin Rd. Union, CO 80101	Drawing Status: <input type="checkbox"/> Preliminary <input type="checkbox"/> For Approval <input type="checkbox"/> For Construction Permit <input type="checkbox"/> For Erector Installation
Scale: NOT TO SCALE DATE: 1/19/2000 SHEET: 11.00 of 22.00	Project: 1000 W. Franklin Rd. DATE: 1/19/2000	Project: 1000 W. Franklin Rd. DATE: 1/19/2000	





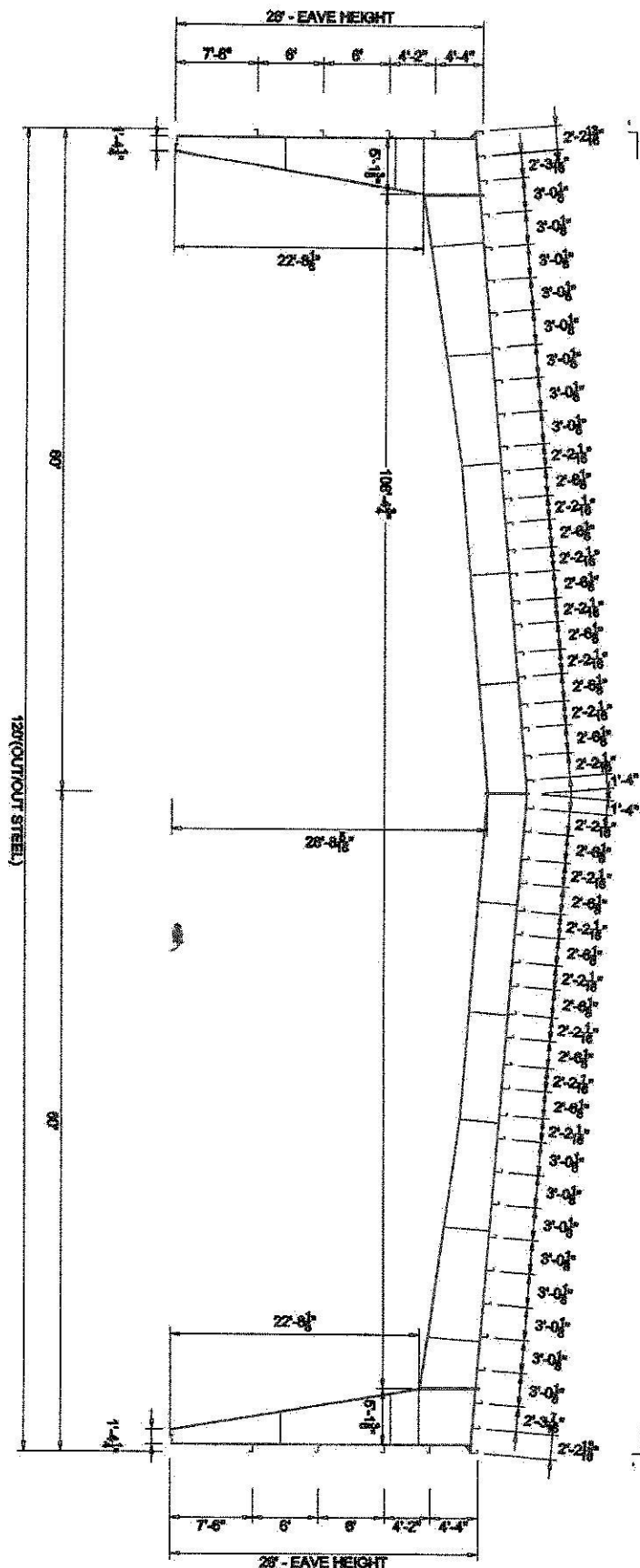
ELZ - ELZABETH, TN

MANUFACTURED RESERVES THE RIGHT TO CHANGE THE FINAL DESIGN IF DESIGN INFORMATION (IE. CLEARANCE, BASE PLATE/ANCHOR ROD DESIGN) IS TO BE USED FOR CONSTRUCTION. MANUFACTURER MUST BE NOTIFIED PRIOR TO ACCEPTANCE OF ORDER.

IT IS THE BUILDER'S RESPONSIBILITY TO OBTAIN A CONTRACT SALES ENGINEER FOR REVIEW BEFORE USING THIS INFORMATION FOR CONSTRUCTION.

ENGINEERED CERTIFICATION OF MATERIALS  
SUPPLIED BY MANUFACTURER WILL BE PROVIDED  
BY SEAL AND SIGNATURE OF LICENSED  
ENGINEER ON FINAL ERECTION DRAWINGS.  
ALLEN D. HORTZ, MASSACHUSETTS P.E. 32003

CROSS SECTION AT FRAME LINES "3-4" - (A) Main

[illegible]

## EXHIBIT D

### HOST COMMUNITY AGREEMENT BETWEEN THE TOWN OF CUMMINGTON AND 0 BRYANT RD LLC

This HOST COMMUNITY AGREEMENT ("Agreement") is made on this 30th day of September, 2021 pursuant to M.G.L. ch. 94G, §3 by and between the Town of Cummington, a municipal corporation existing within the Commonwealth of Massachusetts with a principal place of business at 33 Main Street, Cummington, MA 01026, hereinafter referred to as the "Town", and 0 Bryant Rd LLC, a limited liability company with a usual place of business located at 0 Bryant Rd., Cummington, MA 01026, Parcel ID 015.0-0004-0000.1 hereinafter referred to as the "Company."

**WHEREAS**, the Company wishes to locate a marijuana indoor cultivation, processing and manufacturing facility at 0 Bryant Rd., Cummington, MA 01026, Parcel ID 015.0-0004-0000.1 (the "Facility") in accordance with MGL Ch. 94G and the regulations promulgated thereunder by the Commonwealth of Massachusetts, Cannabis Control Commission (the "CCC"), 935 CMR 500.000, and such other licensing authorities, and

**WHEREAS**, the Company intends to be licensed by the CCC as a Marijuana Establishment to cultivate, process, manufacture and transport marijuana and marijuana products, and to sell or otherwise transfer marijuana and marijuana products to other Marijuana Establishments licensed by the CCC that are located in municipalities throughout the Commonwealth of Massachusetts, but not directly to consumers; and

**WHEREAS**, the Town and Company enter into this Agreement to memorialize the terms of the Company's support of community initiatives and commitment to mitigate actual or potential adverse community impacts due to the operation of the Facility; and

**WHEREAS**, the Agreement shall constitute the stipulations of responsibilities between the Town and Company pursuant to G.L. c. 94G, §3 for the Company's operation of the Facility.

**NOW THEREFORE**, in consideration of the mutual promises and covenants set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Town and Company agree as follows:

#### A. Community Impact.

- 1) As a result of the Company's operation as a Marijuana Establishment authorized to cultivate marijuana indoors as well as process and manufacture marijuana at the Facility, the Town anticipates that additional expenses will be incurred by the Town based on impact/[s] in several areas including, but not limited to, law enforcement services, inspectional services, permitting services, administrative services, public health services and impacts on public roadways maintained by the Town. In order to mitigate the direct and indirect financial impacts imposed on the Town, the Company agrees to annually pay a Host Community Impact Fee to the Town.
- 2) Host Community Impact Fee. Based on Company's operation of an indoor Marijuana Cultivator within the Town, the Company shall make annual payments to the Town for the direct and indirect financial impacts to the Town.
  - i. The annual payment shall be equal to one and three quarters percent (1.75%) of the gross revenue from the gross sales of marijuana and marijuana products pursuant to G.L. c. 94G, §3

- ii. Company shall make the annual payment quarterly of the calendar year on the 1st of January, April, July, and October beginning the first full quarter after opening/beginning sales.
- iii. Company shall submit with its annual payment, a certified auditor's statement attesting to the calculation of the annual Host Community Impact Fee owed under Section A.2 hereof. Town shall accept said certified auditor's attestation as compliance with annual Host Community Impact Fee described above.

B. Real Estate Taxes: At all times during the term of this Agreement, real estate taxes for the property at which Company is operating the Facility will be paid either directly by Company or by its landlord.

C. Term.

- 1) Initial Term: Upon execution by all Parties, this Agreement shall commence as of the date of execution and shall continue in effect for five (5) years following that date, unless earlier terminated or extended in accordance with this Agreement.
- 2) Renewal Term: At the end of the Initial Term of this Agreement, the parties shall renegotiate a new Host Community Agreement in accordance with the current prevailing laws and regulations.

D. Termination.

- 1) In the event Company no longer operates within the Town, Company shall notify the Town within 10 business days. This Agreement shall terminate upon notification to the Town of Company ceasing to operate.
- 2) In the event of termination of this Agreement by Company, the final annual payment as defined in Section A hereof, shall be paid to the Town by the Company within thirty (30) days following the date of termination.
- 3) This Agreement shall be null and void in the event Company does not begin facility construction within one year of the Cannabis Control Commission provisional licensing. Both parties agree to extend clause a year second year beyond that if circumstances such as building supply issues or other regulatory issues delay the project.

E. Security.

- 1) Company shall maintain a security plan in accordance with 935 CMR 500.110 of the Cannabis Control Commission regulations. Company shall comply with all security requirements set forth in 935 CMR 500.110 and any subsequent amendments and regulations.
- 2) Company shall cooperate with the Town of Cummington Police Department for, including but not limited to, the scheduling of periodic meetings to review operational concerns, the security plan, and delivery procedures.
- 3) Company will report the discovery of the following occurrences to the Town of Cummington Police and Fire Departments within twenty-four (24) hours of awareness of the event:
  - i. Amendments to Company's security plan;

- ii. Diversion of marijuana or marijuana products at Company's operating site;
- iii. Loss and any criminal action;
- iv. Diversions, accidents, or other losses occurring during transport;
- v. Failure of any security alarm system; or
- vi. An alarm activation that requires the response of public safety personnel.

F. Marijuana Awareness and Educational Programs. To further marijuana awareness and to further mitigate the impact of marijuana use, Company agrees to provide, in cooperation with the Town and/or the Central Berkshire Regional School District, public health & safety programs regarding marijuana education at least twice annually with the exact timing and content of such programming to be developed in consultation with the Town and School District.

G. Community Support.

- 1) Local Hiring. Company agrees that, to the extent permissible by law, the Company will make every effort in a legal and non-discriminatory manner to hire Town residents for staff at the Facility.
- 2) Equity Hiring. Company agrees that, to the extent permissible by law, the Company will make every effort in a legal and non-discriminatory manner to hire staff that meet any of the following criteria:
  - i. Individuals with a drug-related CORI, but that are otherwise legally employable in a cannabis-related enterprise;
  - ii. Individuals from Black, African American, Hispanic or Latino descent;
  - iii. Individuals that are residents of Areas of Disproportionate Impact, as defined by the Cannabis Control Commission;
  - iv. Individuals that are Cannabis Control Commission-designated Social Equity Program participants; and/or
  - v. Individuals that are United States military veterans.
- 3) Local Vendors. Company agrees that, to the extent permissible by law, the Company will make every effort in a legal and non-discriminatory manner to contract with local businesses, suppliers, contractors and vendors in the provision of goods and services related to the overall operation of the Company.

H. Support by the Town.

- 1) Upon execution of this Agreement, the Town agrees to execute the Host Community Agreement Certification Form, attached to this Agreement as Exhibit A to establish that the Town and Company have negotiated and executed a Host Community Agreement as required by the Massachusetts Cannabis Control Commission.
- 2) Upon proper demonstration of compliance, the Town agrees to submit to the Cannabis Control Commission a certification stating Company has complied with all applicable laws and ordinances related to the Company's application for a Marijuana Establishment license.

- 3) Town shall work cooperatively and in good faith with the Company in securing prompt and efficient siting, planning, permitting and preparation for opening the Facility, provided that nothing herein shall require Town to waive any review and approval rights set forth in applicable statutes or regulations and provided further that Town shall retain the right to provide comments and recommendations regarding design and security.
- 4) Company agrees and understands that the Town's execution of this Agreement does not constitute a local approval under the Town's zoning bylaws or any other Town bylaw or regulation and, thus, shall not: (i) require or obligate the Town or its departments or boards to issue such permits and approvals as may be necessary for the Company to operate its Facility in the Town; (ii) affect, limit, or control the authority of Town boards, commissions, councils, and departments from carrying out their respective powers and duties to decide upon and to issue, deny, or otherwise act on applicable permits and other approvals under the laws and regulations of the Commonwealth, or the Town's bylaws and regulations; or (iii) cause the Town to refrain from enforcement action against the Company for violations of the terms and conditions of such permits and approvals, or such laws, regulations and/or bylaws.
- I. Limitation on Operations: Company acknowledges and agrees that this Agreement covers the operation of the Facility only for the indoor cultivation, processing, product manufacturing and transportation of marijuana and no other business enterprise shall be undertaken at the Facility absent express agreement of the Town. Retail sales of marijuana and/or marijuana products directly to consumers at the Facility is expressly prohibited hereunder.
- J. Annual Meeting of the Parties. The Town send a notice no later than December 1st of each year of the proposed date and time of an annual meeting to the designated representative of the Company.

Company: 0 Bryant Rd LLC  
0 Bryant Rd.  
Cummington, MA 01026

Copy to: Jeffrey Padwa, Esq.  
Padwa Law LLC  
1 Park Row, Suite 5  
Providence, RI 02906  
Jpadwa@padwalaw.com  
(401) 935-8571

Town: Brenda Emerson-Camp, Town Clerk  
33 Main Street  
Cummington, MA 01026  
(413) 634-5354

Copy to: Michael R. Siddall, Town Counsel  
1350 Main St.  
Springfield, MA 01103  
(413) 732-3600

The Parties shall promptly notify each other of any change of their respective addresses or representatives set forth above. After proper notification, such new address shall become the notice address, or such new representative shall become the notice representative hereunder. Notice and other communications shall be deemed given when deposited in the United States mail and sent registered or certified, postage prepaid, to the last known address of the party concerned and/or sent by email.

K. Notification of Assignment.

1) Neither the Town nor the Company shall assign, sublet or otherwise transfer its rights nor delegate its obligations under this Agreement, in whole or in part, without the prior written consent of the other party, which consent shall not be unreasonably withheld; provided however such consent shall not be required in the event such transfer or assignment is between the Company and another entity which is authorized by the CCC or other authorizing entity to operate the Facility, or if such assignment or transfer is the result of a merger or consolidation with the Company.

L. On-Site Consumption Prohibited: Company agrees that, even if permitted by statute or regulation, it will prohibit on-site consumption of marijuana and marijuana products at the Facility.

M. Entire Agreement This Agreement supersedes any and all other agreements, either oral or in writing, between the Parties hereto with respect to the subject matter of this Agreement. This Agreement may not be changed verbally and may only be amended by an agreement in writing signed by both Parties.

N. No Rights in Third Parties. This Agreement is not intended to, nor shall it be construed to, create any rights in any third parties.

O. Severability. If any provision of this Agreement shall be held by a court of competent jurisdiction to be contrary to law, that provision will be enforced to the maximum extent permissible and the remaining provisions of this Agreement shall remain in full force and effect, unless to do so would result in either party not receiving the benefit of its bargain.

P. Governing Law and Exclusive Venue. The Parties agree that this Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Massachusetts, and that a state court of competent jurisdiction in Hampshire County, Massachusetts shall be the exclusive venue for any legal proceedings that may arise from this Agreement.

Q. Successors. This Agreement shall be binding upon and shall inure to the benefit of the Parties, their respective heirs, executors, administrators and assigns.

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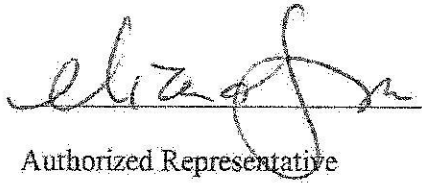
[Signature Page to follow]

In Witness Whereof, the Town of Cummington and 0 Brayton Rd LLC have executed this Host Community Agreement as of the date first listed above.

Company: 0 Brayton Rd LLC

Town of Cummington

  
CEO 0 Brayton Rd LLC

  
Authorized Representative

CUMMINGTON  
SEETBARD CHAIR



FIRST AMENDMENT TO  
LEASE AGREEMENT

This First Amendment to the Lease Agreement (this "First Amendment") is made as of May \_\_\_\_, 2022 (the "Effective Date"), by and between Kyle Thayer, Co-Trustee of the Thayer Farm Trust, 130 Bryant Rd., Cummington, MA 01026, (hereinafter "LESSOR") and 0 Bryant Rd LLC (hereinafter "LESSEE").

Whereas, the Lessor and Lessee entered into a Lease Agreement dated August 1, 2021 for the leasing of the land and improvements, if any, of the property identified as 0 Bryant Rd., Cummington, MA 01026, Parcel ID 015.0-0004-0000.1, and

Whereas, the address of the property identified as Parcel ID 015.0-0004-0000.1 has now been assigned the address of 86 Bryant Rd., Cummington, MA 01026.

Now therefore, in consideration of the mutual promises and covenants set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Lessor and Lessee agree as follows:

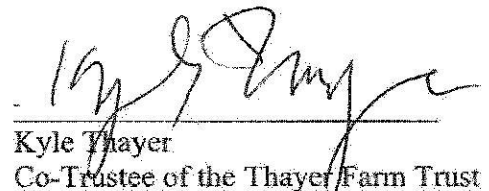
1. The Lease Agreement is amended to reflect that the leased Premises has been assigned the address of 86 Bryant Rd., Cummington, MA 01026.
2. The location of the leased Premises shall continue to be on property identified as Parcel ID 015.0-0004-0000.1
3. Except as amended hereby, said Lease Agreement shall remain in full force and effect, and is hereby ratified and confirmed.
4. Capitalized terms not defined herein shall have the meanings attributed to such terms in said Lease Agreement.

In Witness Whereof, the Town of Cummington and 0 Bryant Rd LLC have executed this Host Community Agreement as of the date first listed above.

Lessee:

  
Andrew Shagory  
CEO, 0 Bryant Rd LLC

Lessor:

  
Kyle Thayer  
Co-Trustee of the Thayer Farm Trust

## EXHIBIT F

### 0 Bryant Rd LLC

#### Corporate Disclosure

We, Andrew Shagory and Teri Morgan, Co-CEOs, hereby certify on January 27, 2022, that the disclosures made below encompass all the designated representatives of the 0 Bryant Rd LLC Marijuana Establishment (i.e. Marijuana Cultivator).

0 Bryant Rd LLC (the "Company") is a Massachusetts limited liability company with a business address of 0 Bryant Rd, Parcel ID 015.0-0004-0000.1, Cummington, Massachusetts 01026.

The Company was organized on August 5, 2021, with the purpose of applying to the Massachusetts Cannabis Control Commission for a Marijuana Establishment license.

The Company's officers, directors, shareholders, partners, members, managers, and other similarly-situated individuals and entities and their addresses are as follows:

Andrew Shagory  
Co-Manager and Co-CEO  
9810 Pine Lake Dr.  
Houston, TX 77055

Teri Morgan  
Co-Manager and Co-CEO  
800 Plainfield Pike  
North Scituate, RI 02857

Marry Perry  
Chief Financial Officer  
37 Clark Rd.  
Cummington, MA 01026

Chris Morgan  
Director of Cultivation  
800 Plainfield Pike  
North Scituate, RI 02857

Jeffrey Padwa, Esq.  
Corporate Legal Counsel and Compliance Officer  
1 Park Row, Suite #5  
Providence, RI 02903

The members of the Company are Andrew Shagory (47.50%), Teri Morgan (47.50%) and Jeffrey Padwa (5.0%).

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[Signature Page to follow]

0 Bryant Rd LLC

0 Bryant Rd LLC

  
Teri Morgan, Co-Manager and Co-CEO

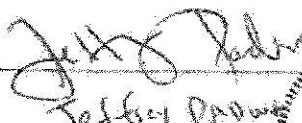
STATE OF RHODE ISLAND

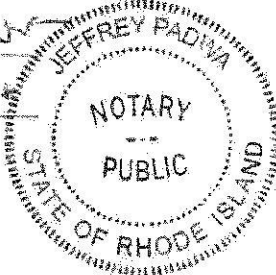
On this \_\_\_\_ day of January, 2022, before me, the undersigned notary public, personally appeared Teri Morgan, proved to me through satisfactory evidence of identification, which was a RI Driver's license, to be the person whose name is signed above, and swore under the pains and penalties of perjury that the foregoing statements are true.

Signature and seal of Notary:

Printed name of Notary:

My commission expires:

  
Jeffrey Padwa  
8/31/24



0 Bryant Rd LLC

Corporate Disclosure

I, Jeffrey Padwa, Esq. certify on January 27, 2022, that the disclosures made below encompass all the designated representatives of the 0 Bryant Rd LLC Marijuana Establishment (i.e. Marijuana Cultivator).

0 Bryant Rd LLC (the "Company") is a Massachusetts limited liability company with a business address of 0 Bryant Rd, Parcel ID 015.0-0004-0000.1, Cummington, Massachusetts 01026.

The Company was organized on August 5, 2021, with the purpose of applying to the Massachusetts Cannabis Control Commission for a Marijuana Establishment license.

The Company's officers, directors, shareholders, partners, members, managers, and other similarly-situated individuals and entities and their addresses are as follows:

Andrew Shagory  
Co-Manager and Co-CEO  
9810 Pine Lake Dr.  
Houston, TX 77055

Teri Morgan  
Co-Manager and Co-CEO  
800 Plainfield Pike  
North Scituate, RI 02857

Marry Perry  
Chief Financial Officer  
37 Clark Rd.  
Cummington, MA 01026

Chris Morgan  
Director of Cultivation  
800 Plainfield Pike  
North Scituate, RI 02857

Jeffrey Padwa, Esq.  
Corporate Legal Counsel and Compliance Officer  
1 Park Row, Suite #5  
Providence, RI 02903

The members of the Company are Andrew Shagory (47.50%), Teri Morgan (47.50%) and Jeffrey Padwa (5.0%).

[The remainder of this page is left intentionally blank]  
[Signature Page to follow]

0 Bryant Rd LLC

0 Bryant Rd LLC

  
Jeffrey Padwa, Esq., Corporate Attorney

STATE OF RHODE ISLAND

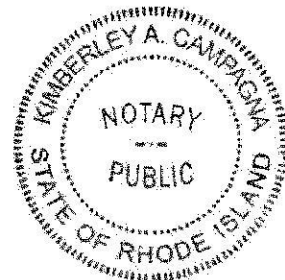
On this 27<sup>th</sup> day of January, 2022, before me, the undersigned notary public, personally appeared Jeffrey Padwa, proved to me through satisfactory evidence of identification, which was a RI Driver's license, to be the person whose name is signed above, and swore under the pains and penalties of perjury that the foregoing statements are true.

Signature and seal of Notary: Kimberley A. Campagna

Printed name of Notary: Kimberley A. Campagna

My commission expires: 4/23/22

ID#: 43112



# EXHIBIT G



## Innovative Data, LLC

P.O. Pox 468

Belchertown, Massachusetts

InnovativeDataIc.com or 413.668.5094

Location: Route 112 (Grout Road)

Location: East of W Cumington Rd

City, State: Cummington, Massachusetts

Client: 0 Bryant Road LLC

Start Time	27-Jan-22 Thu	Westbound		Eastbound		Combined		28-Jan Fri	Westbound		Eastbound		Combined	
		A.M.	P.M.	A.M.	P.M.	A.M.	P.M.		A.M.	P.M.	A.M.	P.M.	A.M.	P.M.
12:00		0	4	0	5	0	9		0	*	0	*	0	*
12:15		0	3	0	2	0	5		*	*	*	*	*	*
12:30		0	1	0	3	0	4		*	*	*	*	*	*
12:45		0	4	0	1	0	5		*	*	*	*	*	*
01:00		0	2	0	2	0	4		*	*	*	*	*	*
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07:00		0	2	2	0	2	2		*	*	*	*	*	*
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Day Total		143		122		265			0		0		0	
% Total		17.0%	37.0%	18.1%	27.9%				0.0%	0.0%	0.0%	0.0%		
Peak	-	10:45	03:00	10:45	04:15	10:45	03:00	-	-	-	-	-	-	-
Vol.	-	13	18	12	14	25	31	-	-	-	-	-	-	-
P.H.F.	-	0.813	0.750	0.750	0.389	0.781	0.646	-	-	-	-	-	-	-
ADT		ADT 265		AADT 265										

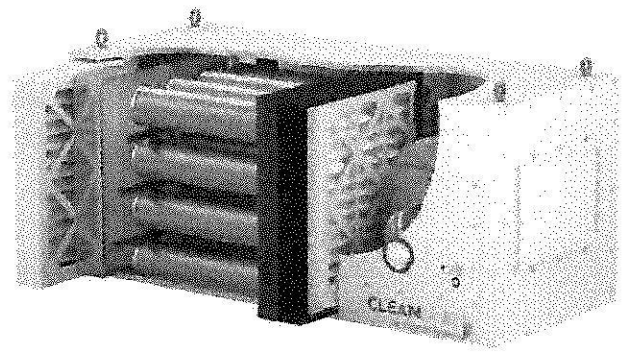
# ODOR SERIES

EXHIBIT H

**CLEANLEAF**  
Air Filtration Systems

**Avoid odor complaints while eliminating mold & mildew  
with 112 lbs of industry proven activated carbon filtration.**

Controlling odor in and around your facility is a constant challenge. The CleanLeaf Odor Series was specifically engineered for cultivators to help eliminate the odor of even the most potent flowers while protecting them from contaminants like mold and mildew. CleanLeaf units provide a safe, effective, and efficient solution using a powerful 2500 CFM blower to pull air through layers of 95% efficient D.O.P. HEPA filter media and 16 carbon canisters, ensuring maximum adsorption.



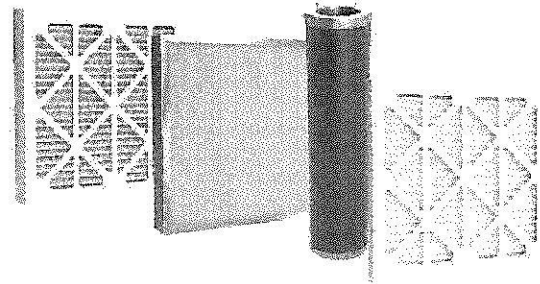
**SKU: CL2500D-CCPHE**

## Unit Specifications

ACFM	2000 CFM
Airflow	Straight Through
Sound Level	65 dBA @ 5' (on high)
Cabinet Size	26"W x 28"T x 64"L
Cabinet Material	16 gauge Cold Rolled Steel
Cabinet Finish	White, Light Reflective Polyurethane
Motor	PSC Type 1/3 HP Direct Drive
Input Power	115V 60Hz 1PH
FLA	9A
Running Amps	7.5A
Grille/Louver	4-Way Adjustable Blades/Fins
Hang Weight	516 lbs.
Warranty	2 Years
<b>Options</b>	Smart Controls
	99.97% True Medical HEPA Filter
	12 lb. Carbon Afterfilter

## Filter Stages

- 35% Efficient Pleated Pre-Filter, 26" x 26" x 4"
- 95% Efficient D.O.P. HEPA Filter, 26" x 26" x 4"
- (16) 7lb. Activated Carbon Canisters
- 35% Efficient Pleated After-Filter, 26" x 26" x 2"



## Features

- ✓ Pre-Installed Eyebolts
- ✓ Filter Change Gauge
- ✓ Multiple Motor Voltages Available
- ✓ Hinged Door For Easy Filter Access
- ✓ Ambient or Ducted Configuration
- ✓ Pre-Drilled Duct Holes